

MINUTES OF MEETING
Springfield-Sangamon County Regional Planning Commission
August 18, 2021

1. CALL TO ORDER.

Chairman Joe Gooden called the meeting to order at 9:31 AM.

2. ROLL CALL.

Lindsay Kovski called the roll.

JULY 2021	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY 2022	FEBRUARY	MARCH	APRIL	MAY	JUNE	Member	Representative	Affiliation
X	X											Joe Gooden, Chair		City of Springfield
	X											Eric Hansen, Vice-Chair		Sangamon County
X	X											Greg Kruger, Secretary		City of Springfield
X	X											Mayor Jim Langfelder	Kathleen Alcorn	City of Springfield
	X											Andy Van Meter	Brian McFadden	Sangamon County Board
	X											Ald. Joe McMenamin		City Council
												Ald. Andrew Proctor		City Council
X	X											Greg Stumpf	Trustin Harrison	Sangamon County Board
X	X											George Preckwinkle	Charlie Stratton	Sangamon County Board
												Leslie Sgro	Jason Graham	Springfield Park District
X												Frank Vala	Roger Blickensderfer	Springfield Airport Authority
X	X											Brian Brewer	Steve Schoeffel	Sangamon Mass Transit District
X	X											Dick Ciotti	Gregg Humphrey / Rob Leinweber / Jason Jacobs	Sangamon County Water Reclamation District
X	X											Jeff Vose	Lyle Wind / Shannon Fehrholz	Regional Office of Education
												Vacant (March 2019 -		City of Springfield
	X											Beverly Christian (August 2021)		City of Springfield
X	X											Larry Hamlin		Sangamon County
												Vacant (February 2021 -		Sangamon County

Others

Staff

Molly Berns
Shannan Karrick
Steve Keenan
Lindsay Kovski

Emily Prather
Lisa Peterson
Jason Sass
Eric Wise
Joe Zeibert

3. NEW MEMBER.

Chairman Joe Gooden welcomed a new member to the RPC. Chairman Gooden stated that Commissioner Beverly Christian is a member of the City of Springfield Planning & Zoning Commission and will represent the City of Springfield on the RPC as a Citizen Member.

4. MINUTES OF MEETING.

Chairman Joe Gooden asked if there were any additions or corrections to the minutes of the July 21, 2021 Regional Planning Commission meeting. There were none. The minutes were accepted as mailed.

4. MINUTES OF THE EXECUTIVE POLICY BOARD.

There was no meeting of the Executive Policy Board.

5. REPORT OF OFFICERS.

There was no report of officers.

6. REPORT OF THE EXECUTIVE DIRECTOR.

- A. Annual Report** – Molly Berns stated that the SSCRPC Annual Report was available near the sign in sheet in the County Board chambers. Berns noted that the theme for this year’s Annual Report is “Flexibility.” Berns also thanked Lindsay Kovski for her graphic design work on this year’s Annual Report.

Berns directed the RPC Commissioners to look at page 3 of the Annual Report which contains the Commission’s finances. Berns stated that it contains information from the most recent audit. Berns stated that the SSCRPC is audited as a part of Sangamon County’s overall audit as well as an independent audit that delves deeper into the Commission’s policies and procedures. Berns stated that the results were received this week, and the Commission is clear. Berns thanked Mary Jane Niemann for her work handling the administrative portion of the audits.

- B. Census Report** – Berns stated that a four (4) page document was available near the sign-in sheet that gave a brief summary of the 2020 Census findings. Berns stated that a more thorough document will be presented at a future date. Berns thanked Jordan Leaf, Joe Zeibert and Lisa Peterson for their efforts in regards to the 2020 Census report. Berns stated that she has been quoted in *The State Journal-Register* in an article by Dean Olsen regarding Census 2020 data. Berns stated that population losses in Sangamon County and the City of Springfield were not as drastic as initially predicted. Berns stated that Chatham had the greatest population gain in the 2020 Census data. Berns stated that some of the anomalies in the data, for example, Chatham’s and Mechanicsburg’s population gains, can be directly attributed to new developments.

- C. Budget** – Berns stated that the budget process will begin at the end of September. Berns stated that there will be more information on the budget in the coming months.

- D. Parking Study** – Berns stated that Shannan Karrick and the Transportation staff are continuing to work on the 2021 Parking Study. The Parking Study information will be presented at the September meeting.

7. CORRESPONDENCE.

There was no correspondence.

8. PUBLIC HEARINGS / COMMENTS.

There was no one who wished to address the Commission.

9. COMMITTEE REPORTS.

Land Subdivision Committee (LSC) – There was one project to be acted upon by the Regional Planning Commission this month:

**CAT Springfield LLC Subdivision
Preliminary Plan**

Description: Pt. of the SW ¼ of the SW ¼, Sec. 12, T15N, R5W – Located at the intersection of Stevenson Drive and Dirksen Parkway.

Joe Zeibert stated that this development is located off of Dirksen Parkway and Stevenson Drive in the City of Springfield near the new Starbucks. Zeibert stated that the developer plans to divide the property to allow for another sellable lot. Zeibert stated that there is currently nothing slated for the property. Zeibert stated that some issues are currently being addressed including easements to provide water to the site and working with the fire department to make sure there is a way for fire safety to access the development.

Zeibert noted that the Land Subdivision Committee recommended approval of the Preliminary Plan.

Gregg Humphrey moved to recommend approval of CAT Springfield LLC Subdivision – Preliminary Plan. Commissioner Eric Hansen seconded the motion and the motion passed unanimously via a roll call vote.

For informational purposes, Zeibert then summarized projects reviewed by the Land Subdivision Committee at their August 5, 2021 meeting that do not require action by the Regional Planning Commission:

Stage II – Legacy Pointe Town Center PUD

Zeibert noted this development is located North of I-72 and West of MacArthur Boulevard near Scheels.

Zeibert noted that eventually the RPC will act on this project. Zeibert stated that the developer intends to incorporate a sports facility which requires the developer to revise their PUD which initially included residential and commercial classifications. Zeibert stated that the original PUD proposed several road alignments. Zeibert noted that instead of Lindbergh Boulevard going through the development, it would be known as Legacy Pointe Drive. Zeibert noted that comments had been received on the original PUD in regards to the existing bike trail, and the developer decided to withdraw the development at the Land Subdivision Committee meeting to incorporate the bike trail. Zeibert stated that the bike trail will remain without any changes. Zeibert stated that the developer included the existing bike trail in the new version of the PUD and submitted it for next month's LSC meeting. Commissioner Eric Hansen asked if the RPC will see this development at the next RPC meeting. Zeibert stated that it will most likely be on the RPC agenda for September. Commissioner Greg

Krueger asked if the bike trail will remain unchanged. Zeibert stated that the bike trail will not be moved. Chairman Gooden asked if the developer plans to remove trees from the bike trail. Zeibert noted that tree removal was part of the concern in the comments received by the developer. Zeibert stated that it sounds like the developer will leave the trees intact. Zeibert stated that one change from the original submission is that Legacy Pointe Drive will be stubbed, and the only streets that will be connected to the West are Westchester Boulevard and Lincolnshire Boulevard. Zeibert noted that everything will be shifted to the south to accommodate the bike trail. Commissioner Eric Hansen asked which road is to the North on the PUD. Zeibert stated that it is Westchester Blvd. Chairman Gooden asked if the city's Planning and Zoning Commission will act on this development. Molly Berns stated that the city's Planning and Zoning Commission will act on this development because the developer is switching some of the current PUD zoning classifications. Berns stated that the developer will have to file a zoning petition to proceed with this development. Chairman Gooden asked if the city's Planning and Zoning Commission can establish conditions and restrictions regarding this development, such as requiring the trees to remain near the bike trail. Berns stated that the final decision on something like that would come from the Office of Corporate Counsel. Berns noted that at the last LSC meeting, the developer stated their intent to leave as much greenery as possible. Berns noted that the bicycle community is actively following this development and intends to keep reminding the developer of their intent to keep the trees.

10. UNFINISHED BUSINESS.

There was no unfinished business.

11. NEW BUSINESS

There was no new business.

12. SPECIAL ANNOUNCEMENTS AND PRESENTATIONS.

There were no special announcements or presentations.

13. ADJOURNMENT.

Chairman Gooden noted that the next Regional Planning Commission meeting will be held on September 15, 2021.

There being no further business, Commissioner Larry Hamlin moved to adjourn. Commissioner Eric Hansen seconded the motion and the meeting adjourned at 9:44 AM.

Respectfully Submitted,

LK

Lindsay Kovski
Recording Secretary